



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, September 18, 2012

6:30 PM

Huntington Building

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### PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent** 3 - Ann Williams; Mitch Johnson and Mikel Fears

#### 4. SPECIAL PRESENTATIONS

##### COM-12:066

Proclamation by Mayor Perrin to Katie Neilson and Alyssa Blakeney for winning gold in the Scholastic Art and Writing Awards

**Sponsors:** Mayor's Office

*Mayor Perrin presented a proclamation to Ms. Neilson and Ms. Blakeney for their achievements.*

**This item was Read.**

##### COM-12:067

Proclamation for Pink for the Cure Day presented to Jane McDaniel

**Sponsors:** Mayor's Office

*Mayor Perrin presented the proclamation to Ms. Jane McDaniel. He proclaimed October 5, 2012, will be Go Pink for the Cure Day in support of the Susan G. Komen Foundation. Ms. McDaniel noted on October 5th St. Bernard's will have their mobile mammography unit at Temple Baptist Church and will be giving free mammograms to uninsured women. She encouraged all eligible women to attend.*

**This item was Read.**

#### 5. CONSENT AGENDA

*Approval of the Consent Agenda*

**A motion was made by Councilman Chris Moore, seconded by Councilman**

**John Street, to Approve the Consent Agenda.**A motion was made that these files be approved by consent voice vote

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

**MIN-12:073**

Minutes for the City Council meeting on September 4, 2012

**Attachments:** [Minutes](#)

**This item was PASSED on the consent agenda.**

**RES-12:142**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM GEORGE WILLIAMSON FOR MAINTENANCE OF AN EXISTING PUBLIC STREET AND DRAINAGE CHANNEL, AND TO CONSTRUCT A MULTI-USE TRAIL

**Sponsors:** Engineering

**Attachments:** [Dedication Deed.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-140-2012

**RES-12:145**

RESOLUTION AUTHORIZING A CONTRACT WITH BARRE LANDSCAPE CONSTRUCTION AND THE CITY OF JONESBORO

**Sponsors:** Parks & Recreation

**Attachments:** [Contract with Barre Landscape](#)  
[Bid Barre Construction Lewellen Playground](#)  
[barre cert of insurance](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-141-2012

**RES-12:146**

A RESOLUTION TO CONTRACT WITH WINGS TO GO FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

**Sponsors:** Parks & Recreation

**Attachments:** [Wings to Go](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-142-2012

**RES-12:149**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A LEASE AGREEMENT WITH SOUTHWEST CHURCH OF CHRIST

**Sponsors:** Mayor's Office

**Attachments:** [Southwest Church of Christ Lease](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-143-2012

**RES-12:150**

RESOLUTION TO APPOINT RON MILLER TO THE CIVIL SERVICE COMMISSION TO FILL THE UNEXPIRED TERM OF DENNIS ZOLPER WITH AN EXPIRATION DATE OF APRIL 1, 2018

**Sponsors:** Mayor's Office

**Attachments:** [Zolper Resignation Letter](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-144-2012

**RES-12:152**

RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO THE CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY AND THE STORMWATER MANAGEMENT BOARD

**Sponsors:** Mayor's Office

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-145-2012

**RES-12:154**

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR PLAT OF CONSOLIDATION SOUTHERN BANK, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-146-2012

**RES-12:157**

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR BARRINGTON PARK, PHASE 6, A RESIDENTIAL SUBDIVISION

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-147-2012

**RES-12:158**

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH FISHER & ARNOLD, INC. TO PERFORM PROFESSIONAL SERVICES

**Sponsors:** Parks & Recreation

**Attachments:** [jonesboro campbell park revised](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-148-2012

**RES-12:159**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH LAKESIDE CONTRACTORS, LLC FOR THE KITCHEN COURT DRAINAGE IMPROVEMENTS PROJECT

**Sponsors:** Engineering

**Attachments:** [Bid Tab.pdf](#)  
[Contract Documents.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-149-2012

**RES-12:160**

RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO CONTRACT WITH BRACKETT KRENNERICH ARCHITECTS FOR THE EARL BELL SHOWER AND BATHROOM RENOVATIONS FOR DISASTER RELIEF PREPAREDNESS

**Sponsors:** Parks & Recreation

**Attachments:** [Brackett Krennerich Contract Earl Bell Ike Grant](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-150-2012

**RES-12:161**

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH GILLIS, INC. FOR THE TURTLE CREEK GREENWAY PHASE I SECTION VI PROJECT

**Sponsors:** Grants, Parks & Recreation and Engineering

**Attachments:** [Bid Tab.pdf](#)  
[Contract Documents.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-151-2012

**RES-12:162**

A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO SELL PROPERTY LOCATED AT 4216 STADIUM BOULEVARD

**Sponsors:** Mayor's Office

**Attachments:** [Offer and Acceptance.pdf](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-152-2012

**RES-12:164**

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR REPLAT OF VALLEY VIEW SCHOOLS, 1ST ADD., A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement.pdf](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-153-2012

**6. NEW BUSINESS****ORDINANCES ON FIRST READING****ORD-12:048**

AN ORDINANCE TO AMEND ORD-06:112 TO CORRECT LEGAL DESCRIPTION

**Sponsors:** Engineering

**Attachments:** [Revised Survey.pdf](#)

*Councilman Street offered the ordinance for first reading by title only.*

*Councilman Street motioned, seconded by Councilman Moore, to suspend the rules and waive the second and third readings. All voted aye.*

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

Enactment No: O-EN-038-2012

**ORD-12:050**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO R-8 LUO FOR PROPERTY LOCATED ON AGGIE ROAD AS REQUESTED BY DEAN TYRER

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Maps](#)  
[Lot Layout](#)

*Councilman Street offered the ordinance for first reading by title only for the purpose of allowing it on the agenda.*

*Attorney Jim Lyons, representing Dr. Tyrer, discussed the rezoning. He noted RS-8 is a new classification that is available for single-family lots. The difference between R-1 and RS-8 is smaller lots in RS-8. Meadowview Trailer Park is on the west, with R-1, R-3 and I-2 zonings around it. He stated due to the shape of the property and the different zonings surrounding it they feel it is appropriate to rezone it to RS-8. He further discussed the RS-8 zoning and the stipulations by the MAPC. The proposed*

configuration is for 160 lots, which was also a limitation set by MAPC. He further stated the report by City Planner Otis Spriggs indicated this is an appropriate rezoning for single-family homes with small lots in order to build starter homes with lower prices. Councilman Dover questioned how many homes could be built if the zoning stays R-1. Mr. Lyons answered almost as many homes could be built on the property as with the RS-8, but he could not say exactly how many homes due to the configuration of the property. He estimated possibly 15 less homes with R-1. Mr. Lyons then explained that the homes will typically be built with two bedrooms and one bathroom to accommodate younger families. There may not be many families living there with children of driving age, so the traffic shouldn't be affected too much with the additional homes due to the RS-8 zoning. If the zoning stays R-1, it would be likely there would be more than two cars at some of the homes which would impact the traffic more.

Councilman Moore asked if there are any other differences between R-1 and RS-8 zonings. Mr. Lyons explained the lot sizes are smaller with RS-8 and out buildings are not allowed. Those are the two main differences.

Engineer George Hamman explained the land is odd-shaped and has several different zonings. He referred to Mr. Spriggs' report which stated this property would be a good "transitional zone" between R-1, a trailer park and the airport. He also noted this land has been listed as R-1 property for several years and the owner has not had any offers, so the R-1 zoning is not marketable.

Councilman Coleman asked whether the setback as recommended by MAPC will be by the railroad tracks. Mr. Hamman stated the setback will be by the land to the east.

Councilman Moore asked that the ordinance be held at one reading.

A representative of B&G Land Company and B&J Development Company explained they prefer the tracts to stay R-1. He then discussed the setback as recommended by the MAPC. He stated when MAPC Commissioner Kelton discussed that condition with Mr. Hamman, his concern was due to the individuals in Prospect Farms, which would be on the other side of the setback. The setback was to maintain the transition between this tract and the R-1 to the east. He then noted that while the setback protects current homeowners, it does not help future owners that will be on the currently undeveloped residential surrounding property. He stated B&G and B&J asked that the 25 foot setback be required around the development where it borders R-1 land. They also asked the 60 foot R-1 minimum width requirement should also apply to those lots on the borders. He further explained it is all about transition and the current R-1 homeowners should not bear the burden; rather, the burden should be on the land that is being developed. He then noted the trailer park sits on R-1 zoned land, so if the trailer park ceased to exist then the land would go back to R-1 and will have to be developed that way. RS-8 zoning would be spot zoning in the middle of R-1 zoning. Councilman McCall stated he appreciated those comments because they hadn't even heard that information from the City Planner.

Mr. Todd Burton, 4303 Cypress Springs Road, spoke in opposition to the rezoning. He explained he, along with other property owners in the neighborhood, have concerns about the density. He noted the RS-8 zoning is not used very often. He stated he would like to know how many homes would be built under the other residential zonings. He further explained they already have a high density, so there is a lot of concern about putting in more high density developments.

Councilman Vance noted the R-1, R-2 and R-3 zonings were the old zoning classifications. The RS-8 classification is new, which is a single-family classification.

*He added when the mass annexation happened in the past, all of the properties that weren't zoned were zoned as R-1. He explained those factors may be leading to some confusion.*

*Mr. Burton stated that if you compare this rezoning to the Gossett rezoning that was denied by the Council in the past few weeks, this rezoning has a higher density of people with it than the Gossett rezoning did. He then questioned who is the one who makes sure these rezonings follow the stipulations that are put on the property. He noted they are not arguing with apartments or trailers in their area; rather, their concern is the density.*

*Mayor Perrin noted the rezoning is being held to one reading as requested by Councilman Moore. Councilman Dover added that if a rezoning is held at one reading then it will be read over three readings now. Mayor Perrin agreed. Councilman Moore clarified if a rezoning is only read once it will have to be read at three different meetings.*

**This ordinance was Held at one reading.**

**ORD-12:051**

AN ORDINANCE AMENDING CHAPTER 117 THE ZONING ORDINANCE TO REZONE FROM R-2A (LU-O) TO RM-12 (LU-O) CERTAIN PROPERTY OF (PARKER ANNEX) AS REQUESTED BY BOB HARRISON

**Attachments:**     [Plat](#)  
                                  [MAPC Report](#)

*Councilman Dover offered the ordinance for first reading by title only.*

*Councilman Dover asked if there was any opposition. Mr. Spriggs answered no.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Waive Second Reading . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

**RESOLUTIONS TO BE INTRODUCED**

**Rescheduling next Council meeting**

*Mayor Perrin noted the next Council meeting is going to be held on October 2, which is the night of the Chamber of Commerce banquet and National Night Out. He asked for the meeting to be reschedule. Councilman Moore motioned, seconded by Councilman Vance, to reschedule the next Council meeting for October 1, 2012. All voted aye.*

**RES-12:166**

RESOLUTION TO SET A PUBLIC HEARING REGARDING THE VACATING OF A PORTION OF AND EXISTING DRAINAGE EASEMENT BY THE JONESBORO CITY COUNCIL AS REQUESTED BY NEA BAPTIST

**Attachments:** [Petition to Vacate](#)  
[Revised Drainage Easement NEA Baptist Jonesboro](#)  
[Vacation Letter](#)  
[Signed Easement Plat \(1 of 2\)](#)  
[Signed Easement Plat \(2 of 2\)](#)  
[Planning Letter](#)  
[Engineering Letter](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams;Mitch Johnson and Mikel Fears

Enactment No: R-EN-154-2012

**RES-12:167**

RESOLUTION TO SET A PUBLIC HEARING REGARDING THE VACATING OF A PORTION OF AND EXISTING GAS EASEMENT BY THE JONESBORO CITY COUNCIL AS REQUESTED BY MIKE EBBERT

**Attachments:** [Exhibit A](#)  
[Plat](#)  
[Utility letters](#)  
[Planning Letter](#)  
[Petition](#)  
[Engineering Letter](#)

**A motion was made by Councilman John Street, seconded by Councilman Tim McCall, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams;Mitch Johnson and Mikel Fears

Enactment No: R-EN-155-2012

**7. UNFINISHED BUSINESS**

**8. MAYOR'S REPORTS**

*Mayor Perrin reported on the following items:*

*Tomorrow he and City Clerk Donna Jackson will be closing on the sale of the old Fire Station #4 on Stadium to Consolidated Youth. The City will be collecting \$178,000.*

*The City has a booth at the fair in anticipation of raising funds for the Miracle Field.*

*He will hold a Building Facilities Committee meeting in two weeks to discuss the YMCA building in order to make recommendations. They will also discuss other real estate that can be sold, depending on what the committee says.*

*He asked for Ms. Sharon Turman to make a presentation at the next Council meeting*



regarding the Miracle Field. They are raising funds and going to corporations for naming rights.

Last week, he, along with Chief Financial Officer Ben Barylske and Grants Administrator Heather Clements flew to Washington D.C. and met with agencies the City receives grant funding from. The City received approval for the JAG grant for equipment for the police cars. They also discussed a \$600,000 grant to be used in conjunction with the North Jonesboro Initiative. They have also received an email from the Department of Human Services notifying the City of a grant in the amount of \$106,400. Thirteen part-time employees will be hired with that money to help with the North Jonesboro Initiative. He further discussed their trip to Washington.

He stated he would like to schedule a meeting between the City Council and the MAPC. He would like to have an agenda made up of whatever the Council and MAPC request in order to discuss concerns or issues and to be a learning process. He'd like to hold the meeting in the next two to three weeks. He'll be sending out a notice to schedule the meeting.

Over 1,300 kids were playing soccer last weekend. 290 kids participate in football with another 270 playing flag football.

Bridge Street bridge is on time and should be done about November 8. An electrical company is looking into putting the lights back on the side of the bridge.

#### COM-12:068

Maps of recent, in progress and proposed intersection improvements for the City

Sponsors: Mayor's Office

Attachments: [Maps](#)

Mayor Perrin stated these maps were discussed during his trip to Washington D.C. recently. He has been working with MPO to identify improvements that need to be made. Estimated cost will be \$150 million, which means they will have to find sources of revenue to fund those improvements.

**This item was Read.**

## 9. CITY COUNCIL REPORTS

Councilman Street questioned whether there is any plan by the railroad company to improve the crossing at Fisher Street due to the nails sticking up out of the rails and the other hazards. Mayor Perrin stated he met with the railroad companies and they are waiting to receive a letter from the railroad companies regarding possible alternatives.

Councilman Street then questioned when the Council would be receiving the Jonesboro Comprehensive Housing Study to review it. Mr. Spriggs explained the Comprehensive Housing Study and the Strategic Plan are both pending. They will be adopted by reference when the comprehensive plan is adopted. They will be holding public meetings in October and hope to have the plans to Council by November. Councilman Street stated he wants to be sure the Council will get the plans in enough time to review it. He added he does not want to get the plan one day and then be asked to pass it the next because there are areas that he has concerns about. Mr. Spriggs noted the plan is currently available on the website via the home page of [www.jonesboro.org](http://www.jonesboro.org) under the Vision 2030 link. He explained the Mayor has put together a specific board to handle those plans. That board will be coming to the City

Council with recommendations as to implementation. Councilman Street then asked if the plans will be presented to the Homebuilder's Association for their comments. Mr. Spriggs answered there are individuals on the committee that are representatives of the association. Mayor Perrin added the administration has plans to hold at least two, maybe three public hearings before it reaches City Council. He noted he has already received some comments and will make sure the Council will have enough time to review it before being asked to adopt it.

Councilman McCall thanked the administration for holding hearings before adopting the housing plans. He added he has received calls regarding housing concerns and there is some confusion that the City isn't consistent with planning. He also referred to the upcoming BBQ Fest and noted they have already signed up as many participants as last year. He stated they have two weeks to go before the registration deadline.

Councilman Moore stated a few months ago they were presented a report by the crime analyst that showed disproportionate use of calls for service for JURHA and Section 8 housing. About a month and a half ago, he asked that the crime analyst, Ms. Basia Combs, come back and discuss her plans to reduce that. He asked if there was any information from Ms. Combs. Mayor Perrin explained he sent her a letter to attend the public safety committee meetings they hold at City Hall. That letter went out last Wednesday and he has not heard back. Councilman Moore further explained he has information showing that as of September 17, 2012, four of the complexes had 832 incidents for calls for service in the past twelve months with Garden Manor having 305 calls for service in that time period. He added those are unacceptable numbers. Cedar Heights had 267, The Grove had 166 and The Gladiolas had 94 calls in the last twelve months. He again asked for Ms. Combs to present a plan as to what is going to be done to reduce those calls.

Councilman Frierson complimented Mayor Perrin for his presentation today at the Rotary Club. He explained the presentation was well done. He then discussed issues that come from MAPC. He stated that the change from single-family residences to multi-family residences by way of zoning is the most concerning thing he's faced during his time on the Council. He then discussed the process of an issue being denied by MAPC, then being brought to the Council as an appeal and being discussed at length. He stated he doesn't think the Council is set up to properly handle those requests. He added he will approach the issues in the future by asking if the proper law was applied to by MAPC and whether the facts were looked at. If those approaches are followed, then he will support the MAPC. Councilman Moore supported Councilman Frierson and stated unless it can be proved that a technical error has been made in their interpretation he will also follow the MAPC because that is what they are set up for. Councilman Dover stated he would agree only if the commissioners were elected because they would be held accountable for their decisions. Councilman McCall agreed, adding he gets more calls complaining about the planning process than anything else. The concern in the community is that the group making the decisions is made up of realtors, developers and other people in the business. He explained those concerns may be ill-conceived, but that is the perception of the community. Councilman Vance stated he sat on that board for many years and there is no one better to sit on that board than people who are involved in that business. But, the Council should not be threatened with their re-election based on their planning decisions because that is the wrong way for a decision to be made. He added that is why he doesn't think the Planning Commission should ever be made up of elected officials. Councilman Street added that he also served on MAPC and what needs to be prevented is the commissioners not participating and being absent. He explained that if business needs to be decided on then nothing should be able to be pulled from the agenda because someone counted heads and didn't think they

*had enough votes to approve their item. He further explained that board needs to be made up of people who won't shy away from making unpleasant decisions and then don't show up to meetings so they don't have to make those unpleasant decisions. He noted the composition should also be more diversified and average citizens should also be involved. Councilman Vance stated he can remember people who were put on that board because they wanted to be involved and then didn't show up after the first meeting because they found out how hard it is to be on that board. Mayor Perrin explained these issues are exactly why he would like to hold a meeting between MAPC and the City Council.*

**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

**A motion was made by Councilman Gene Vance, seconded by Councilman Tim McCall, that this meeting be Adjourned . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Donna Jackson, City Clerk**